

Choctaw Nation Housing Authority

403 Chahta Circle
P.O. Box G
Hugo, OK 74743

Phone: (800) 235-3087
(580) 326-7521
Fax: (580) 326-8166

Request Date: 7/16/2026
Quote Due By: 7/27/2026

Contact: Carla Grimmert

Address: 1108 East Wilbur Street
Hugo, OK 74743
APU: 800-0008-1276

GPS Coordinates		Directions
Tasks	Work Type	Description
1	Special Instructions	Home is a 3-bed, 2-bath brick home approx. 1500 sq. ft., shingle roof. Slab on grade. Labor: @ @ Materials: @ @ All prospective contractors are required to visit the project site before submitting a bid. Change orders due to conditions that could have been identified during the site visit will not be considered or approved. All work done must meet or exceed the 2019 IRC. All applicable licenses apply. It is highly recommended contractor view the job before bidding. The contractor is responsible for all line locates and permits required. The contractor will be responsible for cleanup and removal of all waste and repair the yard back to mowing condition. Homeowner/Property Manager will select any/all colors used for the job. The contractor is responsible for all measurements and the count of materials needed. CW# 580-642-6035 Carla Grimmert Insp.# 580-570-9771 Mark Hopkins
2	General Maintenance	Unit must be cleaned up and move-in ready. Floors mopped and windows cleaned; everything must be cleaned, including closet rods. All trash on site needs to be hauled off. The property manager will decide all colors and materials used. The contractor will be responsible for having all utilities turned on. The contractor we need to meet with the property manager before bidding Labor: @ @ Materials: @ @
3	Drywall	Remove and replace all drywall on the walls, 2' up from the floor; install new 1/2" drywall, tape, bed, texture to match existing finish. All small holes, cracks, scuff marks, glue, tape, nails, screws, and such have to be removed from the drywall and repaired to match. This includes the garage, too Labor: @ @ Materials: @ @
4	Flooring	Remove existing floor covering throughout the home. Flooring is glue-down. The floors must be cleaned before installation; install new waterproof floating vinyl plank flooring with a minimum 3/16" thick flooring. Pull the toilet and install flooring up to the floor flange. Install all new baseboard throughout the house for a proper fit, and paint the baseboard Labor: @ @ Materials: @ @

5 Windows	Remove and replace a single window by the back exterior door. Install new insulated vinyl, low E, tilt sash windows. Repair any, and all damage due to window replacement, including paint and all trim, including window stools/sills if required, inside and out. Repair or replace any and all deteriorated framing as needed for proper repair. The contractor is responsible for the exact window measurements. Caulk and seal around all windows throughout the house, and install new window screens on all windows. Install blinds on all windows	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
6 Doors	Remove and replace 2 entry doors. Install 2 pre-hung six-panel insulated metal doors. Install all trim required for proper fit and finish. Install new combination, keyed-alike hardware, Kwikset or comparable. Caulk and seal inside and out. Paint to match new or existing finishes. Remove and replace all interior doors. Install new pre-hung interior doors, trim, and hardware (Kwikset or comparable). Stain or paint to match new or existing finishes.	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
7 Plumbing	Remove and replace kitchen and bathroom supply lines with shut-off valves and drain lines. Install Delta or comparable faucets/mixing valves throughout. Install 2 commodes, a wax ring, and supply and shut-off valves. Also install new tub and shower faucet/mixing valves in both bathrooms. Will need to hook up dishwasher	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
8 Electrical	Install new light covers for ceiling fans. Remove and replace can lights in the kitchen area. Remove and replace the can light in the master bathroom and all exterior lights. Remove and replace all light switches and covers, and outlets inside and outside and covers and smoke alarms	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
9 Cabinets	Remove and replace existing cabinets; install upper and base cabinets. Install new granite countertops, including the bar top in the wall. Stain and Seal/Paint. Cabinets must be all hardwood fronts and plywood bulkheads; particleboard will not be accepted; Repair all damage due to replacement, which includes drywall and flooring; install all trim required for proper fit and finish. Install new matching backsplash as needed in the cooking area. Remove and replace existing vanity/vanities, to match existing. All vanities must have plywood bulkheads hardwood fronts and any necessary hardware required for proper finished installation. Stain and Seal/paint. Repair all damage due to replacement which includes drywall and flooring, install any and all trim required for proper fit and finish. Install new matching backsplash as needed	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
10 Mechanical-HVAC	Verify that all electrical components servicing the HVAC system-including wiring, breakers, panels, and fuses-are properly grounded and compliant with all applicable codes. Any non-compliant conditions shall be corrected by the contractor. Ensure that the HVAC system is running properly; install new vent covers and a new thermostat	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
11 Tree Removal	Remove all shrubs, ivy vines, and small trees around the house and fence area of the home, and remove the paver blocks also. Install mulch in the area where shrubs were in front of the house. The exterior of the house and garage will need to be power-washed. The contractor will be responsible for the cleanup and removal of all waste and the repair of the yard back to mowing condition	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>
12 Fencing	Remove and replace all chain-link fencing around the back side of the house with the same black coating as the original fencing and install new single and double gates. Do not use old fencing. The neighbors will need to be notified in advance because they have pets	Labor: <u> </u> <u> </u> Materials: <u> </u> <u> </u>

13 Painting	Paint all of the interior and exterior of the home, this includes all trim, drywall, siding, doors, interior, exterior, garage, and garage door. The Property Manager will pick the colors	Labor: @ @ Materials: @ @
14 Site improvements	Bring in topsoil and spread it around the back porch so it's not such a drop off. Seed the new topsoil and the back yard area. There will need to be a French drain built on the east side of the home to match. start in the front where the other one ends and run all the way back to the end of the back yard to match the other side. Each downspout will need an extension so that it runs in the drain and does not overshoot it. Finish it out with sod around the new drain. Haul off all trash and debris. The contractor will need to keep the yard mowed for the remainder of the job. and have pest control treat the house	Labor: @ @ Materials: @ @
15 Appliances	The contractor is responsible for getting a new washer, dryer, and dishwasher; we will provide a new fridge and stove. The contractor is to install all, the dryer will need a new vent cover on the outside	Labor: @ @ Materials: @ @

Vendor: | @ @ | Estimated Cost for Completing the Job: | @ @ |
Address: | @ @ | Housing Estimated Award Date: 8/6/2026
@ | Price Good Until: | @ @ |
Contact Number: | @ @ | Approximate Start Date: | @ @ |
Signature of Company Representative: _____ Date: | @ @ |

Please be advised that all bid submissions must be submitted exclusively through the Housing Bid Board unless otherwise noted for Request for Proposal (Sealed Bids). Any bid submitted via email, mail, or other means will not be accepted or considered.

Davis Bacon rules and requirements shall apply to federally funded projects \$2,000 and above.
Approximate start date may be negotiated when contacted by the requestor for an official award for this project .

The Housing Authority Indian Preference shall apply to this solicitation . The Housing Authority will, to the greater extent feasible, provide preference in the award of contracts for this project to Indian organizations and Indian-Owned economic enterprises.

All bids must have an actual price good date and be itemized to be considered a valid quote.
Any bids received without the requested information will be voided. All bids must be received by 4:30 p.m. on the due date.